

**IN THE UNITED STATES BANKRUPTCY COURT
DISTRICT OF MINNESOTA**

In re:

Steven F. Meldahl,

BKY 12-46965

Debtor.

**NOTICE OF HEARING AND MOTION FOR ORDER
DETERMINING VALUATION OF REAL PROPERTY**

TO: Parties in Interest as Specified in Local Rule 9013-3.

1. Steven F. Meldahl (“Debtor”) moves the Court for the relief requested below and gives notice of hearing.

2. The court will hold a hearing on the Debtor’s request for relief at 2:00 p.m. on February 5, 2013 at the U.S. Bankruptcy Court, Federal Courthouse, Courtroom 2A, 316 North Robert Street, St. Paul, MN 55101, before the Honorable Gregory F. Kishel.

3. Any response to the motion must be filed and delivered not later than January 31, 2013, which is five days before the date set for the final hearing. UNLESS A RESPONSE OPPOSING THE MOTION IS TIMELY FILED BEFORE THE DEADLINES NOTED ABOVE, THE COURT MAY GRANT THE MOTION WITHOUT A HEARING.

4. This Court has jurisdiction over this motion pursuant to 28 U.S.C. §§157 and 1334, Fed.R.Bank.P. 5005, and Local Rule 1070-1. This is a core proceeding. The petition commencing this Chapter 11 case was filed on December 12, 2012. The case is now pending in this Court.

5. This motion arises under Fed.R.Bank.P. 3012 and 9014. This motion is filed under Local Rules 2002-1 and 9013-1 through 9013-3 and served under Fed.R.Bankr.P 7004. The Debtor is seeking relief in the form of an Order determining the value of the Debtor's real property, and accordingly determining the value of the Debtor's real property and the liens against the property. The relief sought is pursuant to 11 U.S.C. §105, §506(a) and §506(d).

6. The Debtor owns many properties that are rental properties. The properties are located in the State of Minnesota and in the State of Florida. Attached to this Motion is **Exhibit A**. **Exhibit A** shows the location of the Debtor's rental properties, the Debtor's view as to the value of the properties and the names of the lienholders with respect to the properties. Certain of the properties are subject to mortgages or judgments. All of the properties are subject to liens for real estate taxes due and payable in 2013.

7. **Exhibit A** shows (1) the property addresses, (2) the entities that have alleged secured claims and the amount of such debt and (3), the values of the properties.

8. Pursuant to 11 U.S.C. §506(a) and (d), the Debtor believes that any claims or any portion of any claim over and above the values of the properties as stated above should be allowed only as unsecured claims. Determination of the value of the properties will affect validity and amounts of liens, including secured claims and tax claims.

9. The Debtor has challenged tax assessed values of his Minnesota rental properties since the onset of the recession in 2008. As is common knowledge, the recession dramatically reduced the value of real property in Minnesota and throughout the US. At the time of the filing of this case, the Debtor had pending in Minnesota Tax Court challenges to the tax assessed values on the Debtor's real properties. The pending cases are: Court File No.: 27-CV-10-9125 for the tax year 2010; Court File No. 27-CV-11-8510 for tax year 2011; and Court File No.: 27-

CV-12-9125 for tax year 2012. One of the reasons for filing the instant Chapter 11 case by the Debtor is the Debtor's inability to obtain a determination of the value of his real property in the Minnesota Tax Court.

10. As such, pursuant to Fed.R.Bankr.P. 3012, the Debtor requests the Court to determine the value of the liens, mortgages and interests in the Debtor's properties, thus requiring an Order determining the value of the Debtor's properties. THE DEBTOR HEREBY GIVES NOTICE THAT BY THIS MOTION IT INTENDS TO ARRIVE AT A VALUE OF THE PROPERTIES ALLOWING THE DEBTOR THROUGH THE DEBTOR'S CHAPTER 11 PLAN TO STRIP OFF OR REDUCE THE LIENS OF ANY CREDITORS THAT ARE NOT SECURED DUE TO THE VALUE OF THE DEBTOR'S PROPERTIES.

11. Pursuant to Local Rule 9013-2, Debtor gives notice that it may, if necessary, call the Debtor, Steven F. Meldahl, whose address is 18407 Bearpath Trail, Eden Prairie, MN 55347. In addition, the Debtor intends to call an appraiser and/or realtor familiar with the values of properties owned by the Debtor. The proposed witnesses will testify regarding the value of the Debtor's properties. The Debtor reserves the right to call any witnesses necessary to rebut any claims or facts presented by any party responding to the Motion.

WHEREFORE, Debtor moves the Court for an order determining that the value of the properties and granting such other and further relief that the Court deems just and equitable.


Dated: January 10, 2013.

/e/ Steven B. Nosek
Steven B. Nosek, #79960
Attorney for Debtor
2855 Anthony Lane South, Suite 201
St. Anthony, MN 55418
(612) 335-919
snosek@visi.com

VERIFICATION

I, Steven F. Meldahl, the Debtor named in the foregoing pleading, declare under penalty of perjury that the foregoing pleading is true and correct according to the best of my knowledge, information and belief.

Dated: 1-10-13



Steven F. Meldahl

EXHIBIT A – PROPERTY VALUES

Property Address	Value	Debt	Lienholder
2417 – 24 th Ave N, Minneapolis, Hennepin County, Minnesota	\$35,000.00	\$0.00	Hennepin County
3709 – 2 nd Ave S, Minneapolis, Hennepin County, Minnesota	\$85,000.00	\$322,000.00; and \$14,111.00	Mid Country Bank; Hennepin County
1715 Thomas Ave N, Minneapolis, Hennepin County, Minnesota	\$50,000.00	\$0.00	Hennepin County
2610 Irving Ave N, Minneapolis, Hennepin County, Minnesota	\$30,000.00	\$0.00	Hennepin County
421 Morgan Ave N, Minneapolis, Hennepin County, Minnesota	\$30,000.00	\$11,733.00	Hennepin County
819 Newton Ave N, Minneapolis, Hennepin County, Minnesota	\$30,000.00	\$0.00	Hennepin County
2807 Knox Ave N, Minneapolis, Hennepin County, Minnesota	\$30,000.00	\$8,241.00	Hennepin County
2931 Oliver Ave N, Minneapolis, Hennepin County, Minnesota	\$30,000.00	\$0.00	Hennepin County
317-23 rd Ave N, Minneapolis, Hennepin County, Minnesota	\$25,000.00	\$0.00	Hennepin County
2442-15 th Ave S, Minneapolis, Hennepin County, Minnesota	\$105,500.00	\$322,000.00; and \$14,111.00	Mid Country Bank; and Hennepin County
1646 Washburn Ave N, Minneapolis, Hennepin County, Minnesota	\$30,000.00	\$0.00	Hennepin County
2306 James Ave N, Minneapolis, Hennepin County, Minnesota	\$25,000.00	\$16,789.00	Hennepin County
810 Newton Ave N, Minneapolis, Hennepin County, Minnesota	\$30,000.00	\$0.00	Hennepin County
528 Morgan Ave N, Minneapolis, Hennepin County, Minnesota	\$45,000.00	\$250,000.00	Bridgewater Bank; and Hennepin County
1523 Morgan Ave N, Minneapolis, Hennepin County, Minnesota	\$30,000.00	\$0.00	Hennepin County
425-24 th Ave N, Minneapolis, Hennepin County, Minnesota (Duplex)	\$30,000.00	\$43,125.00; and \$9,644.00	JSRS Capital, LLC; and Hennepin County
4220 Irving Ave N, Minneapolis, Hennepin County, Minnesota	\$40,000.00	\$0.00	Hennepin County

Property Address	Value	Debt	Lienholder
321- 31 st Ave N, Minneapolis, Hennepin County, Minnesota	\$45,000.00	\$50,000.00	Bridgewater & Hennepin County
2219 – 29 th Ave N, Minneapolis, Hennepin County, Minnesota (DUPLEX)	\$30,000.00	\$0.00	Hennepin County
2319 Aldrich Avenue N, Minneapolis, Hennepin County, Minnesota	\$45,000.00	\$250,000.00	Bridgewater & Hennepin County
2634 - 13 th Ave N, Minneapolis, Hennepin County, Minnesota	\$40,000.00	\$9,036.00	Hennepin County
1714 Queen Ave N, Minneapolis, Hennepin County, Minnesota	\$60,000.00	\$11,445.00	Hennepin County
2942 Dupont Ave N, Minneapolis, Hennepin County, Minnesota	\$40,000.00	\$13,217.00	Hennepin County
2539 – 12 th Ave S, Minneapolis, Hennepin County, Minnesota	\$30,000.00	\$0.00	Hennepin County
3115 Thomas Ave N, Minneapolis, Hennepin County, Minnesota	\$30,000.00	\$0.00	Hennepin County
2315 Aldrich Ave N, Minneapolis, Hennepin County, Minnesota	\$35,000.00	\$0.00	Hennepin County
3311 Oakland Ave S, Minneapolis, Hennepin County, Minnesota	\$119,000.00	\$176,000.00	Private Bank
2815 – 14 th Ave S, Minneapolis, Hennepin County, Minnesota	\$50,000.00	\$43,125.00; and \$9,644.00	JSRS Capital, LLC; and Hennepin County
3507 Morgan Ave N, Minneapolis, Hennepin County, Minnesota	\$20,000.00	\$0.00	Hennepin County
2018 – 11 th Ave S, Minneapolis, Hennepin County, Minnesota	\$50,000.00	\$176,000.00	Private Bank & Hennepin County
3455 James Ave N, Minneapolis, Hennepin County, Minnesota	\$50,000.00	\$0.00	Hennepin County
1518 Thomas Ave N, Minneapolis, Hennepin County, Minnesota	\$50,000.00	\$13,166.00	Hennepin County
3019 Colfax Ave N, Minneapolis, Hennepin County, Minnesota	\$30,000.00	\$0.00	Hennepin County
2414 Logan Ave N, Minneapolis, Hennepin County, Minnesota	\$45,000.00	\$250,000.00	Bridgewater & Hennepin County
1223 – 26 th Ave N, Minneapolis, Hennepin County, Minnesota (SHOP)	\$5,000.00	\$0.00	Hennepin County

Property Address	Value	Debt	Lienholder
3015 Colfax Ave N, Minneapolis, Hennepin County, Minnesota	\$25,000.00	\$0.00	Hennepin County
1410 Newton Ave N, Minneapolis, Hennepin County, Minnesota	\$30,000.00	\$0.00	Hennepin County
2923 Olive N, Minneapolis, Hennepin County, Minnesota	\$30,000.00	\$0.00	Hennepin County
3019 Upton N, Minneapolis, Hennepin County, Minnesota	\$20,000.00	\$0.00	Hennepin County
3111 Upton N, Minneapolis, Hennepin County, Minnesota	\$35,000	\$0.00	Hennepin County
1425 Upton N, Minneapolis, Hennepin County, Minnesota	\$25,000.00	\$0.00	Hennepin County
2955 Colfax Ave N, Minneapolis, Hennepin County, Minnesota	\$30,000.00	\$0.00	Hennepin County
3906 Emerson Ave N, Minneapolis, Hennepin County, Minnesota	\$30,000.00	\$14,192.00	Hennepin County
2711 Fremont Ave N, Minneapolis, Hennepin County, Minnesota	\$30,000.00	\$0.00	Hennepin County
2819 Fremont Ave N, Minneapolis, Hennepin County, Minnesota	\$25,000.00	\$0.00	Hennepin County
2322 Irving Ave N, Minneapolis, Hennepin County, Minnesota	\$35,000.00	\$0.00	Hennepin County
2623 Knox Ave N, Minneapolis, Hennepin County, Minnesota	\$35,000.00	\$0.00	Hennepin County
3103 Logan Ave N, Minneapolis, Hennepin County, Minnesota	\$25,000.00	\$0.00	Hennepin County
2910 Newton Ave N, Minneapolis, Hennepin County, Minnesota	\$35,000.00	\$0.00	Hennepin County
2623 Oliver Ave N, Minneapolis, Hennepin County, Minnesota	\$30,000.00	\$0.00	Hennepin County
3335 Oliver Ave N, Minneapolis, Hennepin County, Minnesota	\$40,000.00	\$0.00	Hennepin County
2735 Queen Ave N, Minneapolis, Hennepin County, Minnesota	\$35,000.00	\$0.00	Hennepin County
916 – 30 th Ave N, Minneapolis, Hennepin County, Minnesota	\$35,000.00	\$0.00	Hennepin County
1415 – 14 th Ave N, Minneapolis, Hennepin County, Minnesota	\$30,000.00	\$0.00	Hennepin County
1711 – 25 th Ave N, Minneapolis, Hennepin County, Minnesota	\$35,000.00	\$0.00	Hennepin County
3345 – 6 th St N, Minneapolis, Hennepin County, Minnesota	\$30,000.00	\$0.00	Hennepin County
3701 – 6 th St N, Minneapolis, Hennepin County, Minnesota	\$35,000.00	\$11,366.00	Hennepin County

Property Address	Value	Debt	Lienholder
3725 – 6 th St N, Minneapolis, Hennepin County, Minnesota	\$25,000.00	\$0.00	Hennepin County
3111 Newton Ave N, Minneapolis, Hennepin County, Minnesota	\$31,500.00	\$0.00	Hennepin County
7409 Hyde Park Dr, Edina, Hennepin County, Minnesota (Office)	\$414,000.00	\$560,000.00	TCF Bank & Hennepin County
1110 – 27 th Ave N, Minneapolis, Hennepin County, Minnesota	\$25,000.00	\$0.00	Hennepin County
3210 Upton Ave N, Minneapolis, Hennepin County, Minnesota	\$8,000.00	\$0.00	Hennepin County
2926 Oliver Ave N, Minneapolis, Hennepin County, Minnesota	\$30,000.00	\$0.00	Hennepin County
2622 Irving Ave N, Minneapolis, Hennepin County, Minnesota	\$25,000.00	\$0.00	Hennepin County
3451 James Ave N, Minneapolis, Hennepin County, Minnesota	\$25,000.00	\$0.00	Hennepin County
3611 Queen Ave N, Minneapolis, Hennepin County, Minnesota	\$30,000.00	\$0.00	Hennepin County
3743 Bryant Ave N, Minneapolis, Hennepin County, Minnesota	\$30,000.00	\$0.00	Hennepin County
3313 Lyndale Ave N, Minneapolis, Hennepin County, Minnesota	\$30,000.00	\$0.00	Hennepin County
2411 Irving Ave N, Minneapolis, Hennepin County, Minnesota	\$25,000.00	\$0.00	Hennepin County
1411 – 24 th Ave N, Minneapolis, Hennepin County, Minnesota	\$25,000.00	\$0.00	Hennepin County
2946 Colfax Ave N, Minneapolis, Hennepin County, Minnesota	\$30,000.00	\$0.00	Hennepin County
4411 Aldrich Ave N, Minneapolis, Hennepin County, Minnesota	\$40,000.00	\$250,000.00	Bridgewater Bank
3215 Knox Ave N, Minneapolis, Hennepin County, Minnesota	\$30,000.00	\$0.00	Hennepin County
1000 Logan Ave N, Minneapolis, Hennepin County, Minnesota	\$25,000.00	\$0.00	Hennepin County
2958 Russell Ave N, Minneapolis, Hennepin County, Minnesota	\$30,000.00	\$0.00	Hennepin County
2500 Humboldt Ave N, Minneapolis, Hennepin County, Minnesota	\$10,000.00	\$25,005.00	Hennepin County
2805 Oliver Ave N, Minneapolis, Hennepin County, Minnesota	\$25,000.00	\$0.00	Hennepin County
1118 – 24 th Ave N, Minneapolis, Hennepin County, Minnesota	\$22,500.00	\$0.00	Hennepin County
3723 Fremont Ave N, Minneapolis, Hennepin County, Minnesota	\$30,000.00	\$0.00	Hennepin County

Property Address	Value	Debt	Lienholder
323 – 30 th Ave N, Minneapolis, Hennepin County, Minnesota (DUPLEX)	\$35,000.00	\$0.00	Hennepin County
2900 Queen Ave N, Minneapolis, Hennepin County, Minnesota (DUPLEX)	\$35,000.00	\$0.00	Hennepin County
723 Newton Ave N, Minneapolis, Hennepin County, Minnesota	\$30,000.00	\$0.00	Hennepin County
3446 Oliver Ave. N, Minneapolis, Hennepin County, Minnesota	\$30,000.00	\$0.00	Hennepin County
2811 Newton Ave N, Minneapolis, Hennepin County, Minnesota	\$28,000.00	\$0.00	Hennepin County
7855 E. Fletcher, #1813, Temple Terrace, FL	\$35,000.00	\$0.00	
7855 E. Fletcher, #1823, Temple Terrace, FL	\$35,000.00	\$0.00	
10006 Oakhurst Way, Ft. Myers, FL	\$190,000.00	\$0.00	
9086 Prosperity Way, Ft. Myers, FL	\$295,594.00	\$358,367.00	Wachovia Mortgage

**IN THE UNITED STATES BANKRUPTCY COURT
DISTRICT OF MINNESOTA**

In re:

Steven F. Meldahl,

BKY 12-46965

Debtor.

MEMORANDUM OF LAW

Steven F. Meldahl (“Debtor”) submits this Memorandum of Law in support of his Motion for Order Determining Valuation of Real Estate (“Motion”).

I. STATEMENT OF FACTS

The Debtor relies on the statement of facts contained in the verified Motion and incorporates the same herein.

II. STATEMENT OF LAW AND DISCUSSION

Rule 3012 of the Federal Rules of Bankruptcy Procedure provides as follows:

The court may determine the value of a claim secured by a lien on property in which the estate has an interest on motion of any party in interest and after a hearing on notice to the holder of the secured claim and any other entity as the court may direct.

A debtor seeking to determine liens may do so by filing a Rule 3012 motion or may do so when the Debtor proposes a plan of reorganization. In re Bennett, 312 B.R. 847, 848 (Bankr. W.D. Kentucky 2004).

11 U.S.C. §506 allows the Court to determine the value of assets in a bankruptcy estate and whether or not a creditor is fully secured, partly secured or unsecured. The determination of the value of the debtor’s property is a key consideration in all Chapter 11 proceedings.

Here, the value of the Debtor's property and the determination of liens will allow the Debtor to move forward with his reorganization.

III. CONCLUSION

For the reasons set forth herein, the Debtor asks this Court to find that the values of the properties are as stated in the Debtor's motion.

Dated: January 10, 2013.

/e/ Steven B. Nosek
Steven B. Nosek, #79960
Attorney for Debtor
2855 Anthony Lane South, Suite 201
St. Anthony, MN 55418
(612) 335-919
snosek@visi.com

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF MINNESOTA**

In Re:

BKY No.: 12-46965

Chapter 11

Steven F. Meldahl,

Debtor.

CERTIFICATE OF SERVICE

I hereby certify that on January 10, 2013, I caused a copy of the Notice of Hearing and Motion for Order Determining Valuation of Real Property; Memorandum of Law; and Proposed Order to be filed electronically with the Clerk of Court through ECF, and that ECF will send an e-notice of the electronic filing to the following:

US Trustee: ustpreion12.mn.ecf@usdoj.gov, ecfbkup@comcast.net

Orin J. Kipp: okipp@wilfordgeske.com, mboelen@wilfordgeske.com,
lfrancis@wgcmn.com

Michael E. Ridgway: mike.ridgway@usdoj.gov

Rebecca S. Holschuh: Rebecca.holschuh@co.hennepin.mn.us,
barb.best@co.hennepin.mn.us,
Suzanne.ryan@co.hennepin.mn.us

I further certify that I caused a copy of the Notice of Hearing and Motion for Order Determining Valuation of Real Property; Memorandum of Law; and Proposed Order to be mailed by US Mail to the following:

Adams Pest Control Box 233 Medina MN 55340	Always Drains Ltd 135 E Golden Lake Lane Circle Pines MN 55014	Bridgewaters Bank 3800 American Blvd W #100 Bloomington MN 55431
Centerpoint Energy PO Box 1144 Minneapolis MN 55440- 1144	Chubb Insurance c/o Next Wave Services, LLC 402 W Broadway #740 San Diego CA 92101	City of Eden Prairie 8080 Mitchell Road Eden Prairie MN 55344
City of Minneapolis City Hall - Room 304 350 South 5th Street Minneapolis MN 55415	City of Minneapolis 250 South 4th St, Room 230 Minneapolis MN 55415	Colonial Country Club 9181 Independence Way Fort Myers FL 33913
Condo & HOA Law Group 2030 Mc Gregor Blvd. Fort Myers FL 33901	Country Club Rentals, Inc. 8961 Daniels Center Dr., #407 Fort Myers FL 33912	Dave's Floor Sanding 1451 - 92nd Lane NE Blaine MN 55449

David Shalman Law Office 1005 W. Franklin Ave, #3 Minneapolis MN 55405	France Avenue Physicians 7250 France Ave, #410 Edina MN 55435	Hennepin County A600 - Government Center 300 S 6th Street Minneapolis MN 55487
JSRS Capital LLC 261 School Ave., Suite 240 Excelsior MN 55331	Laboratory Corp of America Box 2240 Burlington NC 27216	Latoya Martin 3850 Bryant Avenue N Minneapolis MN 55412
Les James Roofing 941 W 80th Street Bloomington MN 55420	Macy's PO Box 689195 Des Moines IA 50368-9195	MidCountry Bank, fsb 14617 Highway 7 Minnetonka MN 55345
National Exemption Svc Inc. PO Box 9020 Clearwater FL 33758	Park Nicollet Customer Service 3800 Park Nicollet Blvd St. Louis Park MN 55416- 2699	Peak Heating & Cooling Inc. 7810 Park Drive Chanhassen MN 55317
Phillip & Cantina Taylor 3022 Golden Valley Rd Minneapolis MN 55422	Preserve Temple Terrace Condo c/o Atlantic & Pacific Assoc. 622 Banyan Trail #150 Boca Raton FL 33431	Private Bank 222 South 9th Street Minneapolis MN 55402
Safeco Insurance c/o Brown & Joseph Ltd. Box 59838 Schaumburg IL 60159	Samuel J.H. Sigelman Lindquist & Venum 80 S 8th Street, #4200 Minneapolis MN 55402	Signature Bank 9800 Bren Road, #200 Minnetonka MN 55343- 6400
Stern Heating 12753 120th Avenue Goodhue MN 55027	Surface Renew 9637 Anderson Lakes Pkwy #109 Eden Prairie MN 55344	Target National Bank c/o Payment Processing PO Box 660170 Dallas TX 75266-0170
TCF Bank 801 Marquette Avenue Minneapolis MN 55402	Wachovia Mortgage Loan Modifications T7416- 010 PO Box 659558 San Antonio TX 78265- 9558	Wyatt S. Partridge Foley & Mansfield PLLP 250 Marquette Ave #1200 Minneapolis MN 55401

XCel Energy PO Box 9477 Minneapolis MN 55484-9477	Steven F. Meldahl 18407 Bearpath Trail Eden Prairie, MN 55347	Ryan R. Dreyer Morrison Sund PLLC 5125 County Road 101, #200 Minnetonka MN 55345
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Dated this 10th day of January, 2013.

/e/ Steven B. Nosek
Steven B. Nosek, #79960
2855 Anthony Lane South, Suite 201
St. Anthony, MN 55418
(612) 335-9171
ATTORNEY FOR DEBTOR

**IN THE UNITED STATES BANKRUPTCY COURT
DISTRICT OF MINNESOTA**

In re:

Steven F. Meldahl,

BKY 12-46965

Debtor.

ORDER DETERMINING VALUATION OF REAL PROPERTY

This matter came before the court on the motion for an order determining valuation of real property filed by the debtor. Appearances were as noted in the record. Based on the motion, IT IS ORDERED:

1. The debtor's motion is granted.
2. The properties, as described in the motion, have values as follows:

Property Address	Value
2417 – 24 th Ave N, Minneapolis, Hennepin County, Minnesota	\$35,000.00
3709 – 2 nd Ave S, Minneapolis, Hennepin County, Minnesota	\$85,000.00
1715 Thomas Ave N, Minneapolis, Hennepin County, Minnesota	\$50,000.00
2610 Irving Ave N, Minneapolis, Hennepin County, Minnesota	\$30,000.00
421 Morgan Ave N, Minneapolis, Hennepin County, Minnesota	\$30,000.00
819 Newton Ave N, Minneapolis, Hennepin County, Minnesota	\$30,000.00
2807 Knox Ave N, Minneapolis, Hennepin County, Minnesota	\$30,000.00
2931 Oliver Ave N, Minneapolis, Hennepin County, Minnesota	\$30,000.00
317-23 rd Ave N, Minneapolis, Hennepin County, Minnesota	\$25,000.00
2442-15 th Ave S, Minneapolis, Hennepin County, Minnesota	\$105,500.00
1646 Washburn Ave N, Minneapolis, Hennepin County, Minnesota	\$30,000.00

2306 James Ave N, Minneapolis, Hennepin County, Minnesota	\$25,000.00
810 Newton Ave N, Minneapolis, Hennepin County, Minnesota	\$30,000.00
528 Morgan Ave N, Minneapolis, Hennepin County, Minnesota	\$45,000.00
1523 Morgan Ave N, Minneapolis, Hennepin County, Minnesota	\$30,000.00
425-24 th Ave N, Minneapolis, Hennepin County, Minnesota (Duplex)	\$30,000.00
4220 Irving Ave N, Minneapolis, Hennepin County, Minnesota	\$40,000.00
321-31 st Ave N, Minneapolis, Hennepin County, Minnesota	\$50,000.00
2219 Aldrich Ave N, Minneapolis, Hennepin County, Minnesota	\$30,000.00
2319 Aldrich Avenue N, Minneapolis, Hennepin County, Minnesota	\$45,000.00
2634 - 13 th Ave N, Minneapolis, Hennepin County, Minnesota	\$40,000.00
1714 Queen Ave N, Minneapolis, Hennepin County, Minnesota	\$60,000.00
2942 Dupont Ave N, Minneapolis, Hennepin County, Minnesota	\$40,000.00
2539 – 12 th Ave S, Minneapolis, Hennepin County, Minnesota	\$30,000.00
3115 Thomas Ave N, Minneapolis, Hennepin County, Minnesota	\$30,000.00
2315 Aldrich Ave N, Minneapolis, Hennepin County, Minnesota	\$35,000.00
3311 Oakland Ave S, Minneapolis, Hennepin County, Minnesota	\$119,000.00
2815 – 14 th Ave S, Minneapolis, Hennepin County, Minnesota	\$50,000.00
3507 Morgan Ave N, Minneapolis, Hennepin County, Minnesota	\$20,000.00
2018 – 11 th Ave S, Minneapolis, Hennepin County, Minnesota	\$50,000.00
3455 James Ave N, Minneapolis, Hennepin County, Minnesota	\$50,000.00
1518 Thomas Ave N, Minneapolis, Hennepin County, Minnesota	\$50,000.00
3019 Colfax Ave N, Minneapolis, Hennepin County, Minnesota	\$30,000.00

2414 Logan Ave N, Minneapolis, Hennepin County, Minnesota	\$45,000.00
1223 – 26 th Ave N, Minneapolis, Hennepin County, Minnesota (SHOP)	\$5,000.00
3015 Colfax Ave N, Minneapolis, Hennepin County, Minnesota	\$25,000.00
1410 Newton Ave N, Minneapolis, Hennepin County, Minnesota	\$30,000.00
2923 Oliver N, Minneapolis, Hennepin County, Minnesota	\$30,000.00
3019 Upton N, Minneapolis, Hennepin County, Minnesota	\$20,000.00
3111 Upton N, Minneapolis, Hennepin County, Minnesota	\$35,000.00
1425 Upton N, Minneapolis, Hennepin County, Minnesota	\$25,000.00
2955 Colfax Ave N, Minneapolis, Hennepin County, Minnesota	\$30,000.00
3906 Emerson Ave N, Minneapolis, Hennepin County, Minnesota	\$30,000.00
2711 Fremont Ave N, Minneapolis, Hennepin County, Minnesota	\$30,000.00
2819 Fremont Ave N, Minneapolis, Hennepin County, Minnesota	\$25,000.00
2322 Irving Ave N, Minneapolis, Hennepin County, Minnesota	\$35,000.00
2623 Knox Ave N, Minneapolis, Hennepin County, Minnesota	\$35,000.00
3103 Logan Ave N, Minneapolis, Hennepin County, Minnesota	\$25,000.00
2910 Newton Ave N, Minneapolis, Hennepin County, Minnesota	\$35,000.00
2623 Oliver Ave N, Minneapolis, Hennepin County, Minnesota	\$30,000.00
3335 Oliver Ave N, Minneapolis, Hennepin County, Minnesota	\$40,000.00
2735 Queen Ave N, Minneapolis, Hennepin County, Minnesota	\$35,000.00
916 – 30 th Ave N, Minneapolis, Hennepin County, Minnesota	\$35,000.00
1415 – 14 th Ave N, Minneapolis, Hennepin County, Minnesota	\$30,000.00
1711 – 25 th Ave N, Minneapolis, Hennepin County, Minnesota	\$35,000.00

3345 – 6 th St N, Minneapolis, Hennepin County, Minnesota	\$30,000.00
3701 – 6 th St N, Minneapolis, Hennepin County, Minnesota	\$35,000.00
3725 – 6 th St N, Minneapolis, Hennepin County, Minnesota	\$25,000.00
3111 Newton Ave N, Minneapolis, Hennepin County, Minnesota	\$31,500.00
7409 Hyde Park Dr, Edina, Hennepin County, Minnesota (Office)	\$414,000.00
1110 – 27 th Ave N, Minneapolis, Hennepin County, Minnesota	\$25,000.00
3210 Upton Ave N, Minneapolis, Hennepin County, Minnesota	\$8,000.00
2926 Oliver Ave N, Minneapolis, Hennepin County, Minnesota	\$30,000.00
2622 Irving Ave N, Minneapolis, Hennepin County, Minnesota	\$25,000.00
3451 James Ave N, Minneapolis, Hennepin County, Minnesota	\$25,000.00
3611 Queen Ave N, Minneapolis, Hennepin County, Minnesota	\$30,000.00
3743 Bryant Ave N, Minneapolis, Hennepin County, Minnesota	\$30,000.00
3313 Lyndale Ave N, Minneapolis, Hennepin County, Minnesota	\$30,000.00
2411 Irving Ave N, Minneapolis, Hennepin County, Minnesota	\$25,000.00
1411 – 24 th Ave N, Minneapolis, Hennepin County, Minnesota	\$25,000.00
2946 Colfax Ave N, Minneapolis, Hennepin County, Minnesota	\$30,000.00
4411 Aldrich Ave N, Minneapolis, Hennepin County, Minnesota	\$40,000.00
3215 Knox Ave N, Minneapolis, Hennepin County, Minnesota	\$30,000.00
1000 Logan Ave N, Minneapolis, Hennepin County, Minnesota	\$25,000.00
2958 Russell Ave N, Minneapolis, Hennepin County, Minnesota	\$30,000.00
2500 Humboldt Ave N, Minneapolis, Hennepin County, Minnesota	\$10,000.00
2805 Oliver Ave N, Minneapolis, Hennepin County, Minnesota	\$25,000.00

1118 – 24 th Ave N, Minneapolis, Hennepin County, Minnesota	\$22,500.00
3723 Fremont Ave N, Minneapolis, Hennepin County, Minnesota	\$30,000.00
323 – 30 th Ave N, Minneapolis, Hennepin County, Minnesota (DUPLEX)	\$35,000.00
2900 Queen Ave N, Minneapolis, Hennepin County, Minnesota (DUPLEX)	\$35,000.00
723 Newton Ave N, Minneapolis, Hennepin County, Minnesota	\$30,000.00
3446 Oliver Ave N, Minneapolis, Hennepin County, Minnesota	\$30,000.00
2811 Newton Ave N, Minneapolis, Hennepin County, Minnesota	\$28,000.00
7855 E. Fletcher, #1813, Temple Terrace, FL	\$35,000.00
7855 E. Fletcher, #1823, Temple Terrace, FL	\$35,000.00
10006 Oakhurst Way, Ft. Myers, FL	\$190,000.00
9086 Prosperity Way, Ft. Myers, FL	\$295,594.00

Dated: _____

Gregory F. Kishel
United States Bankruptcy Judge